

BK3900PG 207

✓ 44-1-130 43-4 (new grant of 42-113)
15020

LESTER T. JOLOVITZ

of Waterville, Kennebec County, Maine
(being unmarried), for consideration paid, grant to RICHARD P. TOZIER and DEBORAH ANN TOZIER

of 25 Barnet Avenue, Waterville, Kennebec County, Maine
with Warranty Covenants

the land in Waterville, Kennebec County, State of Maine, bounded and
described as follows, to wit:

007799

TRANSFER
TAX
PAID

Beginning at a steel pin in the northerly line of Barnet Avenue at the southeast corner of land of the herein grantees and being Lot #14 and being the southwest corner of the parcel herein described; thence N 11°56' E a distance of 131.4 feet along the easterly line of land of the herein grantees to a steel pin; thence S 78°04' E a distance of 125 feet to a steel pin; thence S 11°56' W a distance of 131.4 feet to a steel pin in the northerly line of Barnet Avenue; thence N 78°04' W a distance of 125 feet along the northerly line of Barnet Avenue to the point of beginning.

This conveyance is made subject to a fifteen (15) foot wide easement to the Waterville Sewerage District which is located along the easterly bound of the above described premises. Reference is made to Easements granted by the herein grantor to Waterville Sewerage District dated May 21, 1990 and recorded in Kennebec Registry of Deeds Book 3734, Page 245.

Meaning and intending to convey Lot #12 on plan of "Barnet Avenue Addition for Lester T. Jolovitz" dated May 15, 1989 and recorded in Kennebec Registry of Deeds File # D89173.

Being part of the premises conveyed to Lester T. Jolovitz by Green Acres, Inc. on November 19, 1973 and recorded in Kennebec Registry of Deeds Book 1694, Page 310.

This conveyance is subject, however, to the following restrictions which will be binding upon the said grantees and all persons claiming or holding under said grantees:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.
2. That no house for more than one family and costing less than one hundred thousand dollars (\$100,000.00) shall be built on said land, and no building, including garages, shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue and within ten (10) feet from any boundary line.
3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.
4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.
6. That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.
7. The grantor herein does not hold himself responsible for enforcement of the aforementioned restrictions.

43-4
(now 6206
42-173)

BK3900PG 208

~~James as grantor and release all rights by descent and all other rights~~ ~~wife of said grantor,~~

Witness my hand and seal this

19th day of April 1991.

Lester T. Jolovitz
Lester T. Jolovitz

The State of Maine

Kennebec

ss.

April 19, 1991

Then personally appeared the above named Lester T. Jolovitz

RECEIVED KENNEBEC SS.

1991 MAY 1 AM 9:00

and acknowledged the foregoing instrument to be

his

free act and deed,

Before me

Julie L. Bureau